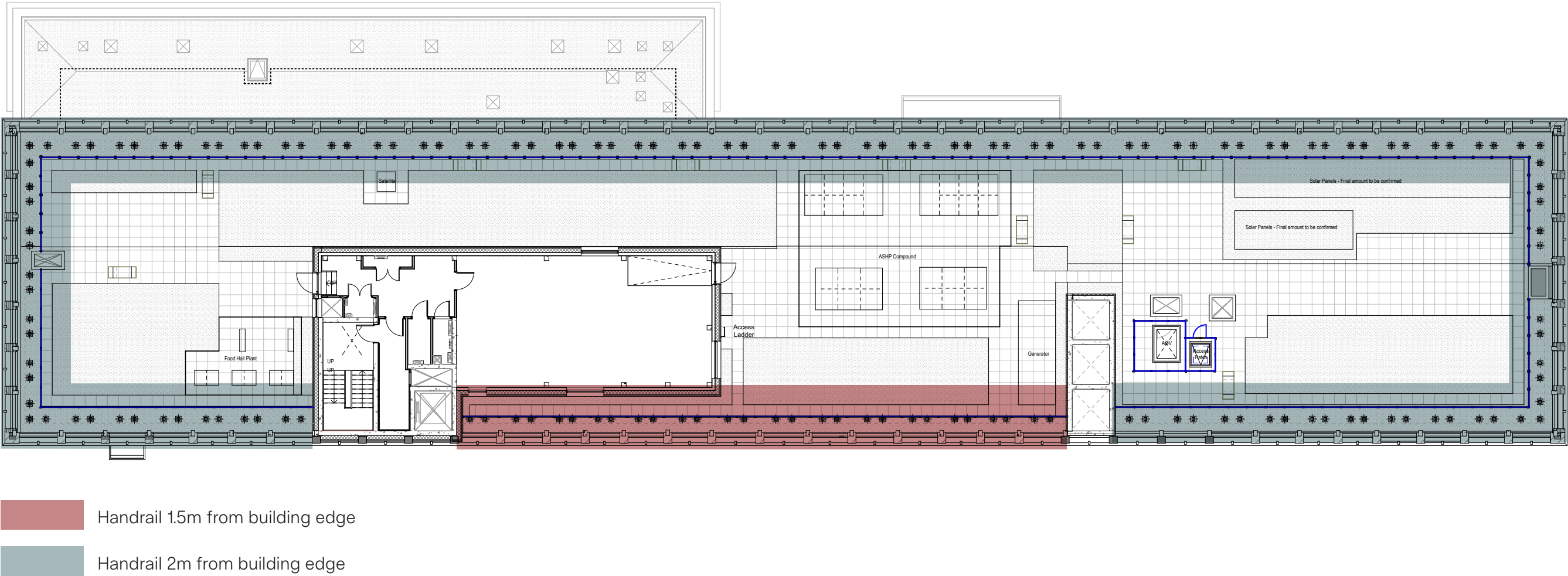


Design Proposal

The proposed handrail is to be set back 2m from the edge of the building in most locations to reduce the visual impact from the ground level. On the West facade the handrail has been set back 1.5m from the edge of the building as the access to the facade is restricted in this area. The visual impact of this section on this west facade will be minimal given the close proximity to Plots 10a and 9a.



Roof Plan indicating position of handrail

Views

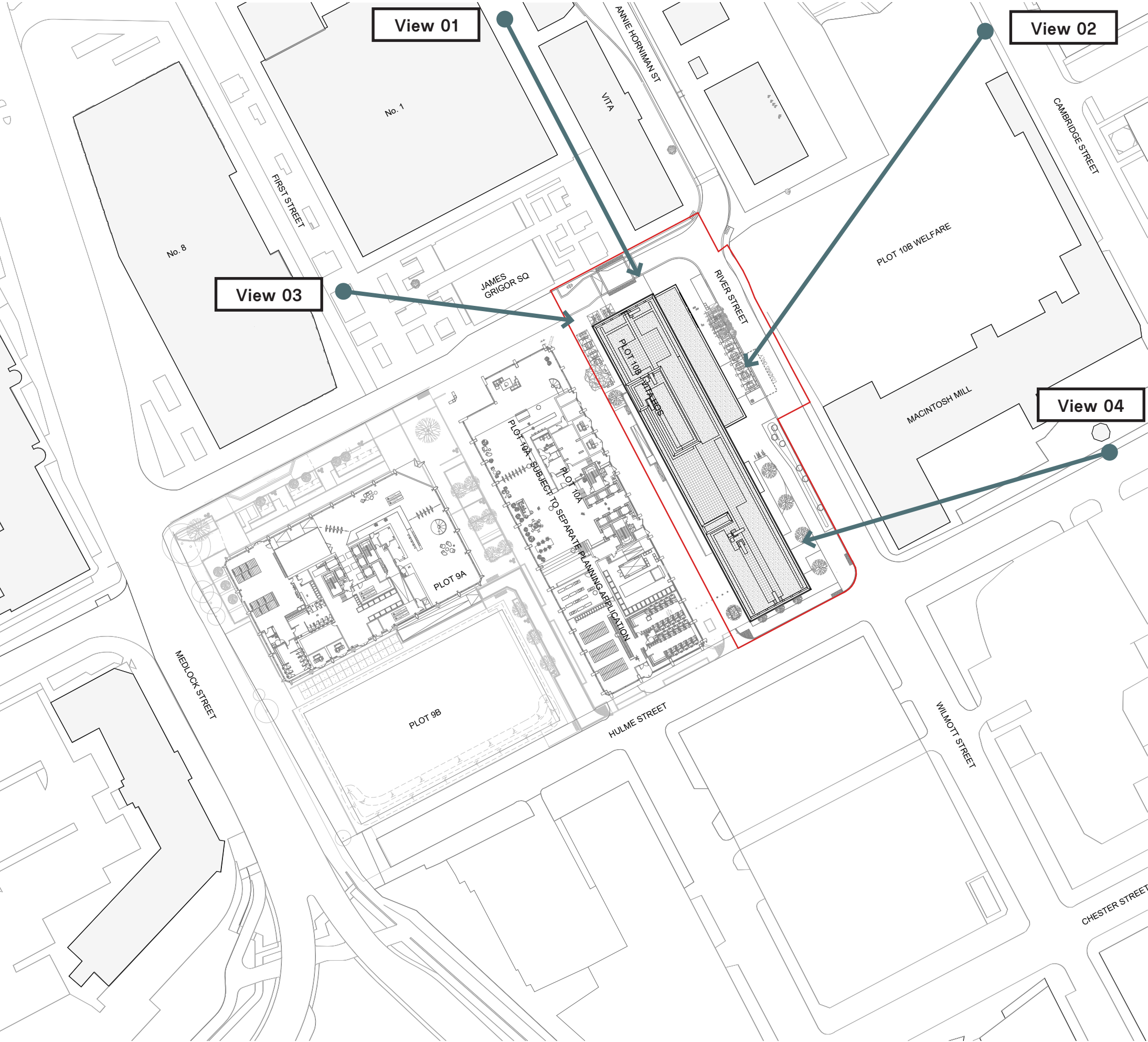
To assess the impact of the proposed high level handrail, a visual study has been carried out, showing four key views from around the site. This includes;

View 01: North Elevation taken from the path leading to Plot 10b from Tony Wilson Place. This is a key route from the city centre to the building.

View 02: North East Elevation taken from Cambridge Street, across the Macintosh Mill compound.

View 03: North West Elevation taken from the far corner of James Grigor Square.

View 04: South East Elevation taken from Hulme Street, looking over Macintosh Mill





View 01 - North view taken from path leading to Plot 10b from Tony Wilson Place

View 02 - North East

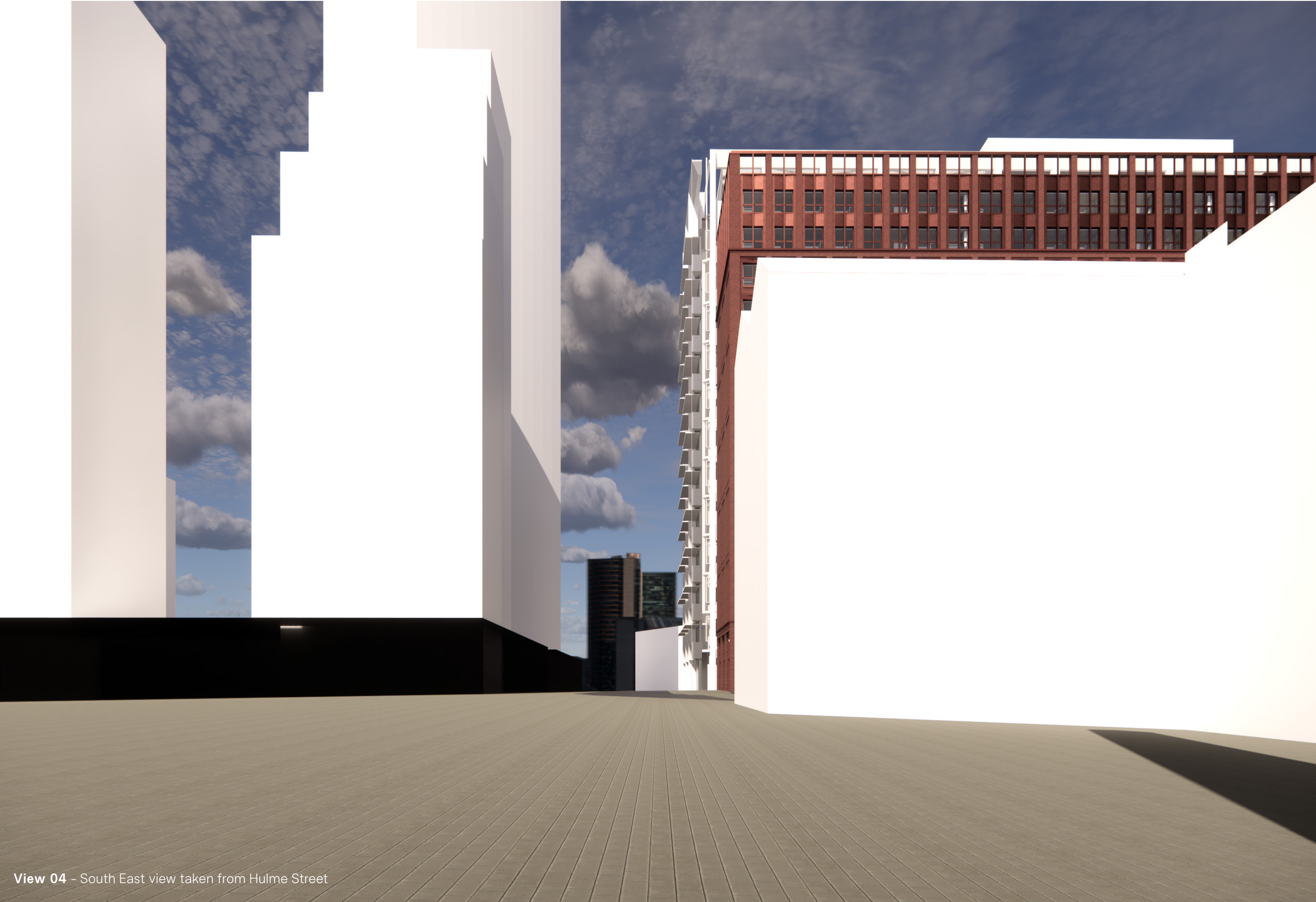
The handrail will be marginally visible at ground level from the North East, when looking from Cambridge street. This is approximately 100m away from the nearest part of the building and so the visual impact from this distance would be considered minimal.



View 02 - North East view taken from Cambridge Street



View 03 - North West view taken from James Grigor Square



View 04 - South East view taken from Hulme Street

04. ISSUE REGISTER

Drawing Register

Document Issue Register				Date Month Year	8 11 22	3 1 23	19 1 23	23 1 23	30 1 23	3 2 23	27 2 23	28 2 23	31 3 23	27 4 23	16 5 23	27 9 24
Project: 1172 First Street																
Series 95_Planning Drawings																
Drawing No.		Drawing Title	Scale	Current												
02 Site Plans																
1172-	TGA-XX-XX-DR-A-95020	Existing Site Plan	1:1250	P05		P01	P02	P03	P03	P04	P05	P06	P07			
1172-	TGA-XX-XX-DR-A-95021	Proposed Site Plan	1:500	P03				P01	P01	P02	P03	P04	P05	P06		
03 GA Plans																
1172-	TGA-XX-00-DR-A-95030	General Arrangement - Level 00 (Ground Floor)	1:200	P06	P01			P02	P02	P03			P04	P05		P06
1172-	TGA-XX-01-DR-A-95031	General Arrangement - Level 01	1:200	P02				P01	P01	P02			P03	P04		
1172-	TGA-XX-ZZ-DR-A-95032	General Arrangement - Level 02-03	1:200	P02				P01	P01	P02			P03			
1172-	TGA-XX-ZZ-DR-A-95033	General Arrangement - Level 04-13 (Typical upper flo	1:200	P02				P01	P01	P02			P03			
1172-	TGA-XX-14-DR-A-95034	General Arrangement - Roof Level	1:200	P02				P01	P01	P02			P03			
1172-	TGA-XX-15-DR-A-95035	General Arrangement - Plant Level Roof	1:200	P02				P01	P01	P02			P03			
1172-	TGA-XX-XX-DR-A-95036	General Arrangement - Level 00 (Ground Floor) - NM	1:200	P01												P01
04 GA Sections																
1172-	TGA-XX-XX-DR-A-95040	General Arrangement - Section AA	1:200	P02				P01	P01	P02			P03			
1172-	TGA-XX-XX-DR-A-95041	General Arrangement - Section BB	1:200	P02				P01	P01	P02			P03			
1172-	TGA-XX-XX-DR-A-95042	General Arrangement - Section CC	1:200	P02				P01	P01	P02			P03			
05 GA Elevations																
1172-	TGA-XX-XX-DR-A-95050	General Arrangement - North Elevation	1:200	P05				P01	P01	P02			P03		P04	P05
1172-	TGA-XX-XX-DR-A-95051	General Arrangement - East Elevation	1:200	P05				P01	P01	P02			P03		P04	P05
1172-	TGA-XX-XX-DR-A-95052	General Arrangement - South Elevation	1:200	P04				P01	P01	P02			P03		P04	
1172-	TGA-XX-XX-DR-A-95053	General Arrangement - West Elevation	1:200	P05				P01	P01	P02			P03		P04	P05
1172-	TGA-XX-XX-DR-A-95054	General Arrangement - Existing Context Elevation No	1:500	P02				P01	P01	P02						
1172-	TGA-XX-XX-DR-A-95055	General Arrangement - Existing Context Elevation East	1:500	P02				P01	P01	P02						
1172-	TGA-XX-XX-DR-A-95056	General Arrangement - Context Elevation North	1:500	P02				P01	P01	P02			P03			
1172-	TGA-XX-XX-DR-A-95057	General Arrangement - Context Elevation East	1:500	P02				P01	P01	P02			P03			
1172-	TGA-XX-XX-DR-A-95058	General Arrangement - Existing Context Elevation South	1:500	P01						P01						
1172-	TGA-XX-XX-DR-A-95059	General Arrangement - Context Elevation South	1:500	P01						P01			P02			
1172-	TGA-XX-XX-DR-A-95060	General Arrangement - Existing Context Elevation West	1:500	P01						P01						
1172-	TGA-XX-XX-DR-A-95061	General Arrangement - Context Elevation West	1:500	P01						P01			P02			
1172-	TGA-XX-XX-DR-A-95062	General Arrangement - North Elevation - NMA changes	1:200	P01												P01
1172-	TGA-XX-XX-DR-A-95063	General Arrangement - East Elevation - NMA changes	1:200	P01												P01
1172-	TGA-XX-XX-DR-A-95064	General Arrangement - West Elevation - NMA changes	1:200	P01												P01
21 External Envelope																
1172-	TGA-XX-XX-DR-A-95210	Typical Bay Study - Ground Floor Food Hall	1:20	P04				P01	P01	P02			P03		P04	
1172-	TGA-XX-XX-DR-A-95211	Typical Bay Study - Ground to Level 01	1:20	P04				P01	P01	P02			P03		P04	
1172-	TGA-XX-XX-DR-A-95212	Typical Bay Study - First Floor to Level 10	1:20	P04				P01	P01	P02			P03		P04	
1172-	TGA-XX-XX-DR-A-95213	Typical Bay Study - Level 11 to Level 13	1:20	P04				P01	P01	P02			P03		P04	
1172-	TGA-XX-XX-DR-A-95214	Typical Bay Study - Level 11 to Level 13 West Elevation	1:20	P03						P01			P02		P03	

[illegible]

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